


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 208 Lloyd Street (1007 Allen Street/ Alley)		

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: April 29, 2015

REQUEST

The Department of Planning has received Kfir Catalan's Board of Municipal and Zoning Appeals (BMZA) application to use the premises as three dwelling units, by subdividing the lot to create a single-family dwelling at 208 Lloyd Street and a two-family dwelling at 1007 Allen Street. The Zoning Administrator has determined that variances of Zoning Code lot area and off-street parking requirements are needed for approval of this application. We understand that this appeal is scheduled for hearing on May 5, 2015.

SITE

208 Lloyd Street is located on the west side of the street, approximately 50' north of the intersection with Stiles Street. This L-shaped property measures approximately 14'6" along Lloyd Street and approximately 50' along Allen Alley and contains approximately 0.046 acre, and is currently improved with a combination of two joined two-story buildings covering the entire lot. This site is zoned B-3-2.

ANALYSIS

Use: In this zoning district, dwellings are a permitted use, and so are allowed (§6-406). In this case, the property was last authorized for use as a multiple-family dwelling, and the applicant is proposing to subdivide the property and divide the dwelling units in it.

Insufficient Lot Area: In this zoning district, dwellings, including multiple-family dwellings, require 1,100 square feet of lot area per dwelling unit (§6-411.c.). In this case, for two dwelling units at 1007 Allen Street, 2,200 square feet of lot area is required. The lot existing before subdivision only encloses approximately 2,004 square feet, and the portion to be created as 1007 Allen Street only encloses 1,275 square feet, which does not meet this requirement. However, dividing this amount by the requirement produces a fraction of 0.58, which allows an additional dwelling unit according to §6-105.b.(2) of the Zoning Code.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). In this zoning district, multiple-family attached dwellings require one off-street parking space per 2 dwelling units (§10-405.1.iv). For two dwelling units at 1007 Allen Street, one parking space is required; none are or can be provided. As the two existing dwelling units on the premises were not required to have off-street parking, the proposed additional dwelling unit would be required to have one parking space.

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Off-Street Parking Variance: ... the Board may grant a variance to reduce by no more than 75% the number of off-street parking spaces otherwise required by the applicable regulation (§15-208.b). In this case the reduction proposed is 75%, which is within the variable amount the Board may authorize.

Land Use and Urban Design: Subdivision of this property requires approval by the Planning Commission. The Planning Commission has approved the proposed subdivision of the property conditional upon approval by the Board of variances requested by the applicant.

TransForm Baltimore: This property would become part of the C-1 District (Proposed Zoning Map Area 7-C) in which multi-family dwellings would be conditional uses (Table 10-301). The C-1 Districts would have a lot area requirement of 550 square feet per dwelling unit (Table 10-401), which would make the proposed use approvable.

RECOMMENDATION

The Department of Planning recommends approval of this appeal.

TJS/wya/mf

cc: Kfir Catalan, Appellant